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FILE: PA03-0034

DATE: June 19, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Interim Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0034 – An administrative Site Development Permit for the construction of a 70 unit multi-family complex within Planning Area 4-B of the Ladera Planned Community, consisting of a 70 two and three bedroom dwelling units, 171 off-street parking spaces and associated improvements.

APPLICANT: Centex Homes

Authorized Agent: Planning Solutions, Jay Bullock

I. NATURE OF PROJECT:

This is an administrative site plan for the development of a 70 unit multiple-family residential development on Lot 3 of Tract 16271, within Planning Area 4-B of the Ladera Planned Community, by Centex Homes. The project site is 4.0 gross acres (2.6 acres net) in area and proposed to be improved for 70 two and three bedroom residential units, 171 off-street parking spaces and associated site improvements. The gross density for the project is 17.5 du / acre and the net density is 28 du / acre.

The buildings within the project will consist eleven (11) buildings, including two 4-plex buildings, three 6-plex buildings, four 7-plex building, and two 8-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, 3 and 4 in the plan set. The Plan 1 and Plan 2 floor plans are 2-bedroom units, Plan 3 and 4 are each 3-bedroom units. It should be noted that there are seven (7) Plan 3 units that are dual-master 2-bedroom units. Each building is in compliance with the minimum required setback of 10 feet from the project boundary, including all proposed covered patio/deck spaces that are prevalent throughout the project. Each building is identified in the approved drawings to be less than the 35 foot height limit for the residential districts of Ladera Planned Community. The project covers approximately 33% of the building site area and provides approximately 50% of the net project area as usable open space for pedestrian paseos, common courtyard areas, and passive outdoor activity areas that are connected to the adjacent arroyo open space area. The proposed project conforms to the applicable site development standards and design guidelines.

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The project site is accessed via Ethereal Road to the east, a public street within Planning Area 4B, with open space pedestrian “arroyo” walkway corridors surrounding the balance of the site. Beyond the open space pedestrian “arroyo” walkway corridors, a multi-family project is planned to the south of the site, and two “planned concept detached” projects are planned to the north and west of the site. Interior access to the site is provided by “A” Street, a 36 foot wide private street with a landscape median at the entrance, provide access to additional interior private drives that range between 24-feet to 28-feet in width and provide full access to each dwelling unit garages from the interior streets. The garages are setback a minimum of 3 feet from the curb line to provide the required maneuvering area out of each garage space. Some of the units provide full length driveways to the respective two-car garages. With the condition of approval that single car garages in Buildings 4 and 9 provide minimum 9 foot wide garage door openings, all garages, driveways and parking stalls provide for adequate maneuvering areas within the project site in compliance with Section 7-9-145 of the Orange County Zoning Code. A condition of approval is included for final design review of maneuvering areas.

Off-street parking is required to be provided in compliance with the Orange County Zoning Code Section 7-9-145 for multiple-family residential units utilizing the bedroom count method for calculating the number of parking spaces. The buildings within the project will consist eleven (11) buildings, including two 4-plex buildings, three 6-plex buildings, four 7-plex building, and two 8-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, 3 and 4 in the plan set. The Plan 1 and Plan 2 floor plans are 2-bedroom units, Plan 3 and 4 are each 3-bedroom units. It should be noted that there are seven (7) Plan 3 units that are dual-master 2-bedroom units. Each unit provides an attached garage for either one or two cars. It should be noted, Plan 1 provides for tandem garage space that may actually provide parking for two cars, however because of the tandem design it is only permitted for off-street parking purposes to count as a one-car garage. All other floor plans provide a standard two-car garage. The project is required to provide a minimum of 171 off-street parking spaces, per the bedroom count methodology of the Zoning Code. A total of 171 parking spaces, either in garages, in parking bays, full length driveways for two-car garages, and on the private streets are provided within the project site. The proposed off-street parking is comprised of 120 garage spaces, two for each Plan 2, 3, and 4 unit, and 1 for every Plan 1 unit. Within the interior circulation private drives 22 perpendicular parking stalls distributed throughout the project, including 5 handicapped accessible spaces and 15 parallel stalls located on “A” Street, a 36 foot wide private street, and one space on “F” Street, a 28 foot wide internal street. In addition, 14 driveway stalls are provided within the project. The driveway stalls are private driveways that are 17 feet minimum in length and only one space is credited per driveway for a two-car garage. No driveway credit shall be given for the single-car garages. Including the 14 driveway stalls, 171 parking spaces will be provided for the project.

Due to the number of parking stalls provided on the project site and that off-street parking is determined by the number of bedrooms in each unit, a maximum of 33 three bedroom units may be constructed. This total is inclusive of thirteen (13) Plan 3 type three-bedroom units and twenty (20) Plan 4 type units. The remaining 37 units shall be two bedroom units consisting of twenty (20) Plan 1 type units, ten (10) Plan 2 type units, and seven (7) Plan 3 type dual master bedroom units. A condition of approval has been included that requires the builder to provide a cumulative accounting by phase for the total number of two and three bedroom units prior to issuance of each construction phase.

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The project includes a preliminary landscape plan that is in compliance with the landscape/open space requirements of the development regulations. The project is required to provide a minimum of 10% open space within the project. The project site plan proposes a total of 50% of the net project area as usable project open space area comprised of the parkway adjacent to the private interior streets, courtyard areas and pedestrian walkways between the buildings. In addition, care has been taken in the development of the landscape plan to ensure that the vehicle maneuvering areas remain unobstructed with the implementation of street trees and mailbox placements. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan through implementation of the project.

A model home sales complex for this project is located off-site in Tract 16341, Lot 2 and was approved by PA 03-0010.

The proposal was distributed for review and comment to eleven County division for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.4 "Residential – Multiple Family" of the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995 and Addendum PA 010109. Prior to project approval, the decision-maker must assert that together they are adequate to satisfy the requirements of CEQA for the proposed project.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Interim Director
Planning and Development Services Department

By: _____

Chad Brown, Chief
CPSD/Site Planning Section

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ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.